

# El Paso International Airport-Southern Industrial Park

**REVISED**



City of El Paso — City Plan Commission — 9/6/2018

**PLCP18-00002**

## Comprehensive Plan Amendment

**STAFF CONTACT:**

- Karina Braggalla, (915) 212-1604, braggallakx@elpasotexas.gov

**OWNER:**

- City of El Paso

**REPRESENTATIVE:**

- Michael McElroy, El Paso International Airport

**LOCATION:**

- East of Sikorsky Street, South of Shuttle Columbia Drive, Districts 2 & 3

**LEGAL DESCRIPTION:**

- See Attachment #4

**EXISTING DESIGNATION:**

- G-3, Post-War

**REQUEST:**

- Adjust Future Land Use designation from G-3, Post-War to G-7, Industrial

**RELATED APPLICATIONS:**

- PZR18-00018 (Rezoning)

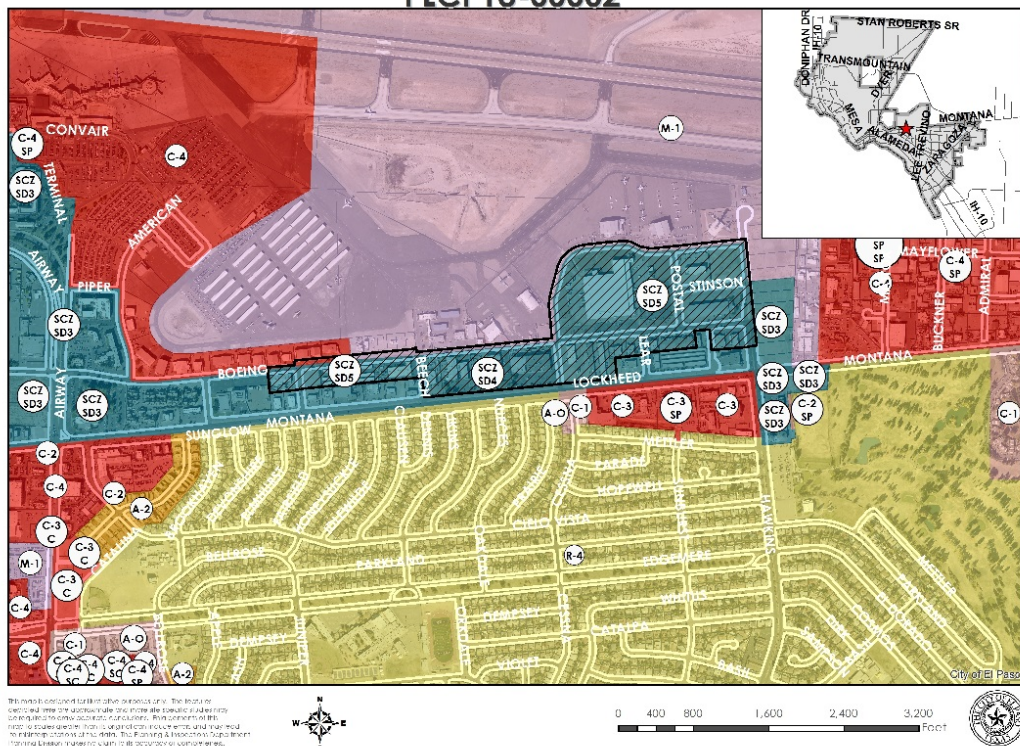
**STAFF RECOMMENDATION:**

- **Approval** (see pages 2—4 for basis for recommendation)

**SUMMARY OF REQUEST:** The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for 20 properties, totalling approximately 66 acres, from G-3, Post-War to G-7, Industrial.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommends **APPROVAL** of the request to amend the Future Land Use designation for the subject property from G-3, Post-War to G-7, Industrial and considers the G-7 land use designation the most appropriate for the property considering existing character, proposed uses, and the character of the immediate area.

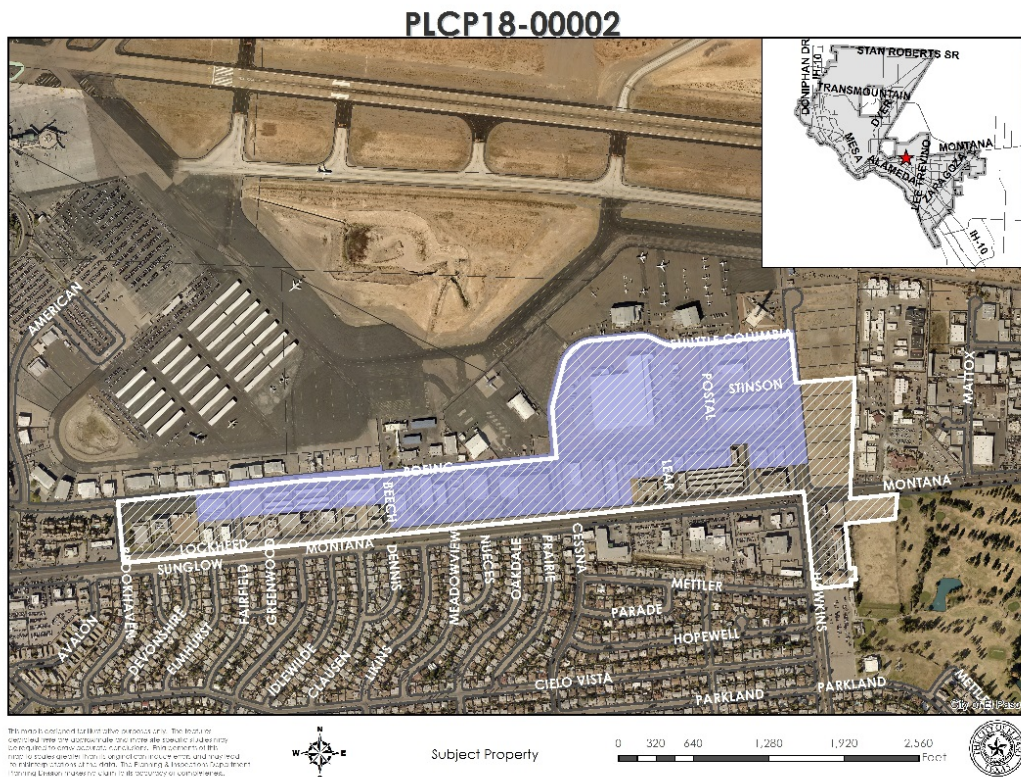
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## DESCRIPTION OF REQUEST

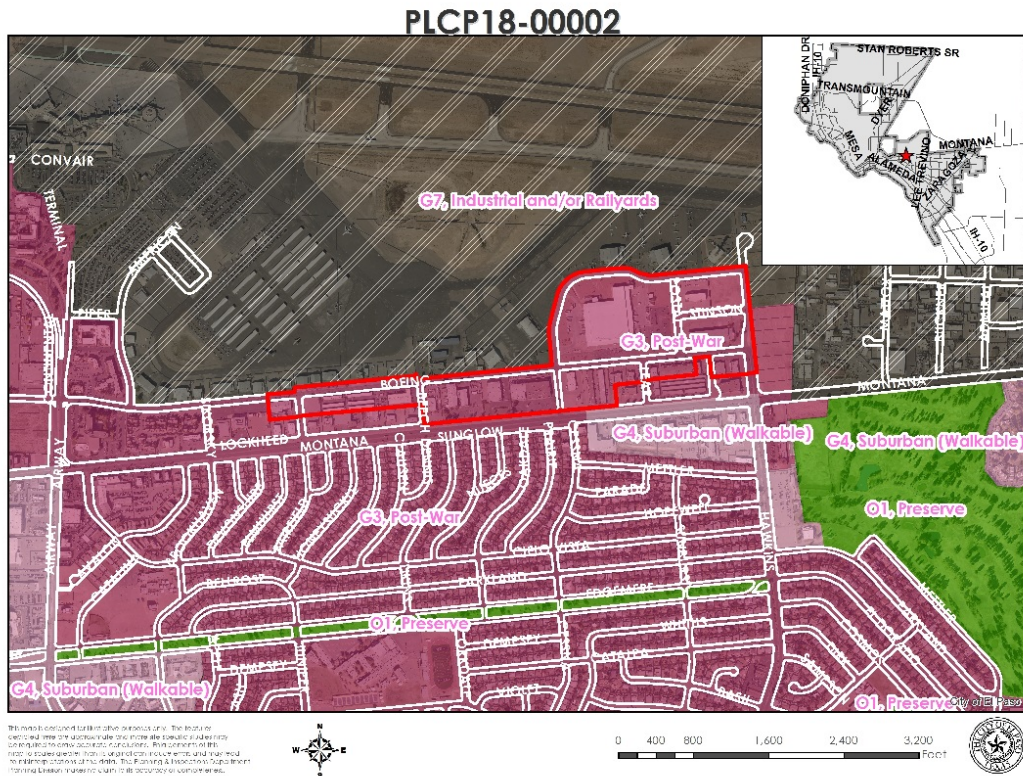
The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for 20 parcels from G-3, Post-War to G-7, Industrial. The area of the proposed amendment is approximately 66 acres.

This case is related to application number PZRZ18-00018, which requests to rezone part of the subject area from SCZ (Smart Code Zone) to M-1 (Light Manufacturing). The rezoning also includes additional contiguous properties to be rezoned from SCZ (SmartCode Zone) to C-2 (Commercial). The total area of the proposed rezoning is approximately 128 acres.



## COMPATIBILITY TO SURROUNDINGS

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject area is directly adjacent to an existing M-1 zoning district which carries the G-7 future land use designation. The El Paso International Airport lies to the north of the proposed amendment area. The amendment was requested to correspond with existing industrial uses. Many of the properties included in the request are already occupied. No new structures or uses are proposed at this time.



*Subject Properties with Surrounding Future Land Use Designations*

## FUTURE LAND USE MAP AND ZONING ANALYSIS

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<b><u>G-7 – Industrial</u></b> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town	Yes. The G-7 designation is appropriate for the existing industrial and manufacturing uses.
ZONING DISTRICT	DOES IT COMPLY?
<b><u>M-1 - Manufacturing</u></b> The purpose of these districts is to provide locations for light-intensity industries involving manufacturing, assembling, distribution and warehousing. It is intended that the districts will serve the entire city and will permit supporting commercial uses. The regulations of the districts are intended to preserve a light industrial nature particularly with regard to noise, smoke, odors, dust, vibrations and other noxious conditions.	The existing development includes office and warehouse uses which are permitted in the M-1 zoning district

**SUITABILITY OF SITE FOR USES UNDER CURRENT DESIGNATION:** The subject area lies directly north of an existing commercial area which carries the G-3 designation. The subject area, consisting primarily of industrial and manufacturing uses, is not consistent in character with the G-3 designation, which Plan El Paso describes as “transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots.” The G-3 designation is not appropriate to the existing and future uses for the subject area.

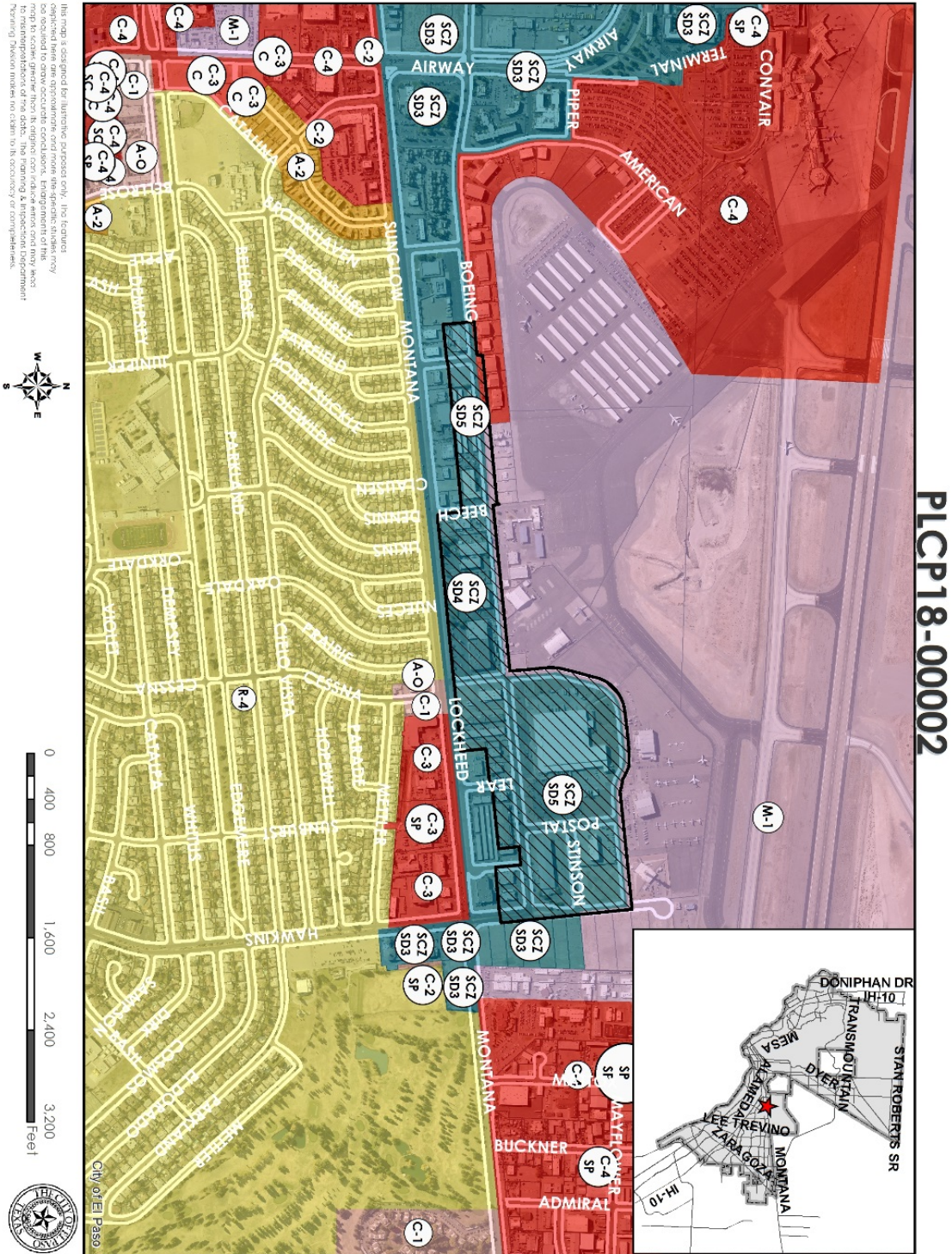
**SUITABILITY OF SITE FOR USES UNDER PROPOSED DESIGNATION:** Plan El Paso calls out the G-7 designation as appropriate for industrial parks and industrial uses, which is in keeping with the existing uses. The associated rezoning to M-1 will ensure that any future proposed uses will remain compatible with the G-7 designation.

### ATTACHMENTS:

1. Zoning Map
2. Future Land Use Map-Existing
3. Future Land Use Map-Proposed
4. Legal Description

# ATTACHMENT 1

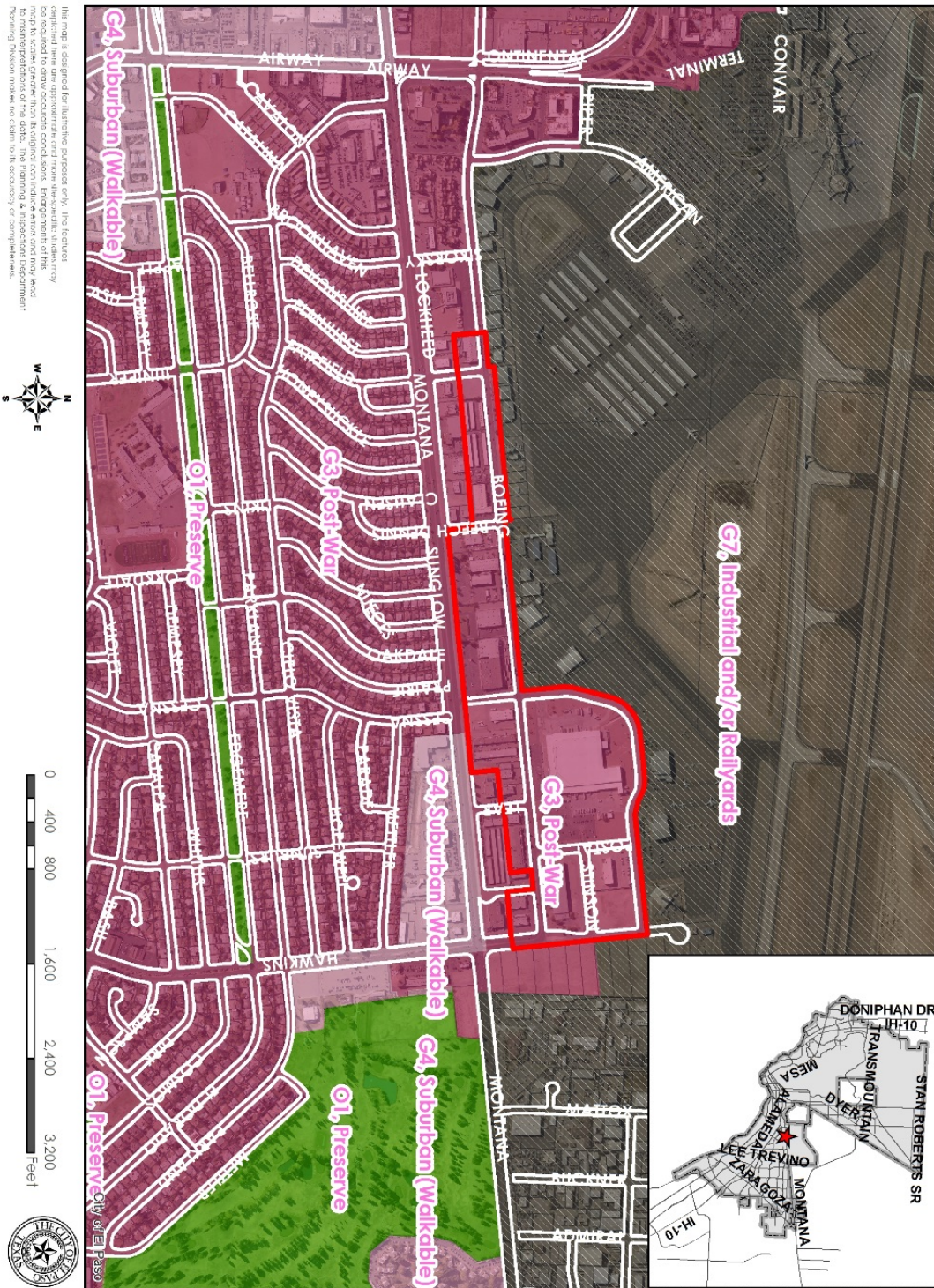
## Zoning Map



# ATTACHMENT 2

## Future Land Use Map-Existing

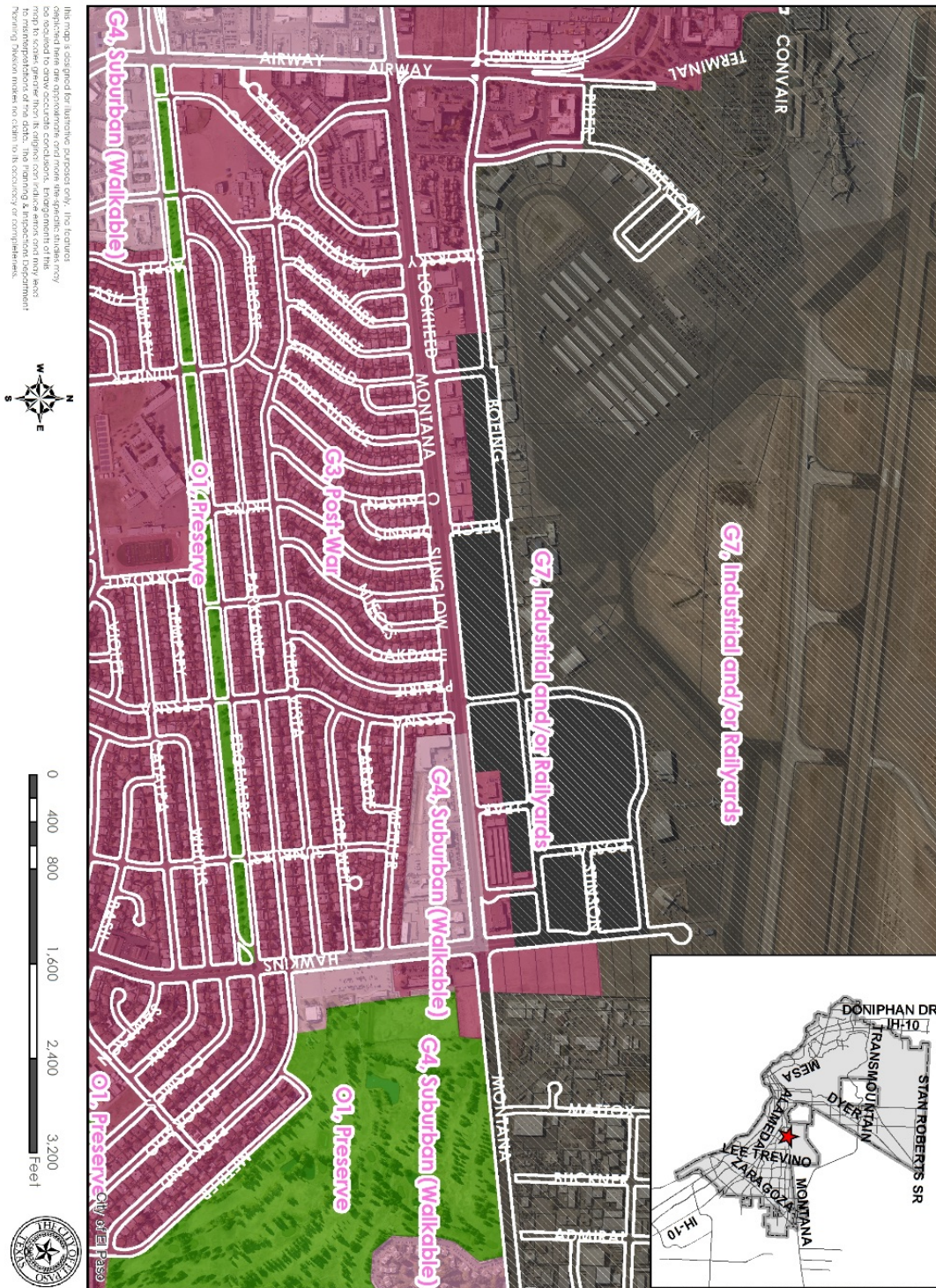
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# ATTACHMENT 3

## Future Land Use Map-Proposed

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# **ATTACHMENT 4**

## Legal Description

Address	Legal Description	Proposed Designation
7606 Boeing	Lot 3 and Eastern 120 feet of Lot 2, Block 8, El Paso International Airport Tracts Unit 1, City of El Paso, El Paso County, Texas	G-7
7610 Boeing	Lots 4-6, Block 8, El Paso International Airport Tracts Unit 1, City of El Paso, El Paso County, Texas	G-7
7618 Boeing	Lots 7 and 8, Block 8, El Paso International Airport Tracts Unit 1, City of El Paso, El Paso County, Texas	G-7
8001 Lockheed	Lots 1 and 11, Block 9, El Paso International Airport Tracts Unit 1, City of El Paso, El Paso County, Texas	G-7
8037 Lockheed	Lots 2-4 and 8-10, Block 9, El Paso International Airport Tracts Unit 1, City of El Paso, El Paso County, Texas	G-7
8108 Lockheed	Lots 5 and 6 and 17 and 18, Block 9, El Paso International Airport Tracts Unit 1, City of El Paso, El Paso County, Texas	G-7
7328 Boeing	Lots 5 and 6, Block 7, El Paso International Airport Tracts Unit 2, City of El Paso, El Paso County, Texas	G-7
7600 Boeing	Lot 1 and Western 34 feet of Lot 2, Block 8, El Paso International Airport Tracts Unit 2, City of El Paso, El Paso County, Texas	G-7
8201 Lockheed	Lots 7 and 12-16, Block 9, El Paso International Airport Tracts Unit 7, City of El Paso, El Paso County, Texas	G-7
8400 Boeing	Lots 1-3 and Westerly 86.5 feet of Lot 4, Block 10, El Paso International Airport Tracts Unit 7, City of El Paso, El Paso County, Texas	G-7
8412 Boeing	Northerly 205.5 feet of Easterly 54 feet of Lot 4, Block 10, El Paso International Airport Tracts Unit 7, City of El Paso, El Paso County, Texas	G-7
8500 Boeing	Northerly 205.5 feet of Lot 5, Block 10, El Paso International Airport Tracts Unit 7, City of El Paso, El Paso County, Texas	G-7
8550 Boeing	Northerly 205.5 feet of Lot 6, Block 10, El Paso International Airport Tracts Unit 7, City of El Paso, El Paso County, Texas	G-7
8600 Boeing	Northerly 181 feet of Lot 1, Block 11, El Paso International Airport Tracts Unit 8 Replat A, City of El Paso, El Paso County, Texas	G-7
8630 Boeing	Northerly 181 feet of Lots 2-4, Block 11, El Paso International Airport Tracts Unit 8 Replat A, City of El Paso, El Paso County, Texas	G-7
1625 Hawkins	Lots 1 and 6, Northerly 78 feet of Lot 2, and Northerly 78 feet of Lot 5, Block 12, El Paso International Airport Tracts Unit 8 Replat A, City of El Paso, El Paso County, Texas	G-7
1701 Hawkins	Lot 1, Block 14, El Paso International Airport Tracts Unit 11, City of El Paso, El Paso County, Texas	G-7
8601 Stinson	Lot 1, Block 15, El Paso International Airport Tracts Unit 11, City of El Paso, El Paso County, Texas	G-7
N/A	Lot 2, Block 15, El Paso International Airport Tracts Unit 11, City of El Paso, El Paso County, Texas	G-7
8401 Boeing	Lot 1, Block 16, El Paso International Airport Tracts Unit 11, City of El Paso, El Paso County, Texas	G-7